



MALTINGS COURT, 167/18 SLATEFORD ROAD, SLATEFORD EDINBURGH EH14 1PB

**OFFERS OVER
£210,000**

We are delighted to present this attractive, well-proportioned second floor flat, forming part the desirable and established development at Slateford Maltings. The property has been decorated in a neutral colour palate with a contemporary fitted kitchen and bathroom which have been recently upgraded by the current owners. The home also benefits from triple glazed windows and electric heating, whilst the facilities within the development include a shared store, a lift, a bike store, a rubbish chute, an allocated residents parking place in addition to visitor parking.

ACCOMMODATION

Hall, sitting room/dining room, kitchen, two double bedrooms (both with fitted mirrored wardrobes), bathroom and storage cupboard.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
**Solicitors &
Estate Agents**

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LOCATION

There are excellent amenities in the area with a wide range of local shops including an M&S Food Hall, Asda, Sainsburys, Aldi and a local Lidl. You are ideally placed for access to the city's main business and commercial centres with both Slateford and Haymarket Stations close by. Recreational amenities include the Fountainpark Leisure Centre with its multiplex cinema, leisure club and you are within walking distance to Pure Gym at The Corn Exchange. Harrison Park and Saughton Rose Gardens are lovely local parks, both within easy reach. Regular bus service to the city centre and surrounding areas and the Union Canal walkway, cycle path provides quick access to the city centre. A short drive will take you to the city by-pass and motorway networks.

THE PROPERTY

The property forms part of Maltings Court, an established and attractive development. The communal areas are well maintained and there is a lift to all floors. The entrance to the property opens onto the hall with fitted carpet and a storage cupboard which also houses the boiler.

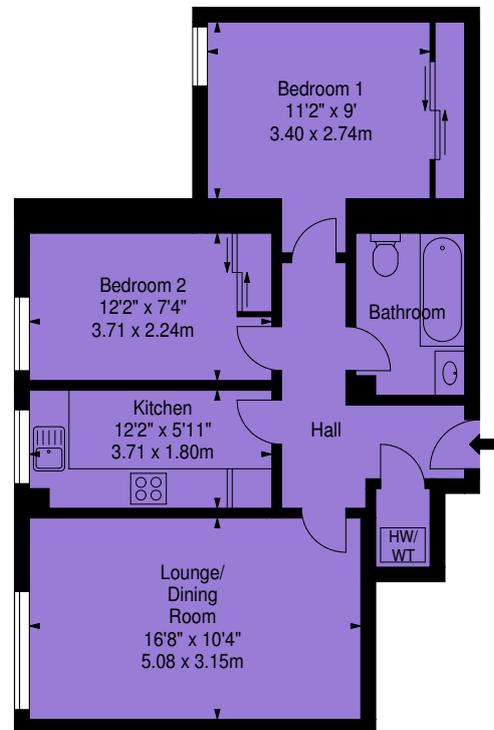
The sitting room / dining room is bright and has plenty of space for a seating area and dining area, with an outlook to the front of the property. The kitchen is fitted with a series of wall and base mounted units and roll top worksurface. The integrated John Lewis electric hob, oven and extractor hood will be included in the sale. Ceramic tiling forms the splashback over the worksurface and the room is lit with directional halogen spotlights. Both double bedrooms benefit from built in mirrored wardrobes (fitted with a hanging rail and shelving). The stylish modern bathroom comprises; bath (with shower and glazed shower screen over), wash hand basin (with drawers below) and WC. Ceramic tiling surrounds the sanitary ware.

Some additional items of furniture and appliances may be available by separate negotiation.

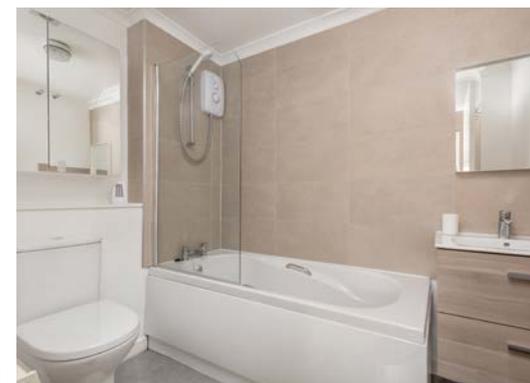
167 F18 Slateford Road,
Edinburgh,
Midlothian, EH14 1PB



Approx. Gross Internal Area
636 Sq Ft - 59.08 Sq M
For identification only. Not to scale.
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Second Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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